

IN RE: PETITION FOR ADMIN. VARIANCE
N/S North River Road, 13' E of
the c/l of Loyola Road
(6800 North River Road)
15th Election District
5th Councilmanic District

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-473-A

Mark C. Kahler, et ux

Petitioners * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 6800 North River Road, located in the vicinity of Harewood Park Drive in Harewood Park. This property is located within the Chesapeake Bay Critical Areas and fronts on the Gunpowder River. The Petition was filed by the owners of the property, Mark C. and Frances L. Kahler. The Petitioners seek relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure height of 21 feet in lieu of the maximum permitted 15 feet for a proposed garage. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affida-

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

vits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Inasmuch as this property is located within the Chesapeake Bay Critical Areas, any development on this site is subject to compliance with the recommendations made by the Department of Environmental Protection and Resource Management (DEPRM), pursuant to Section 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.). The relief granted herein shall be conditioned upon Petitioner's compliance with said findings.

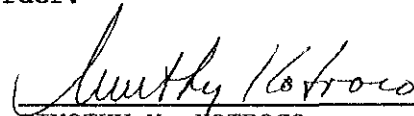
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 27th day of June, 1996 that the Petition for Administrative Variance seeking relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure height of 21 feet in lieu of the maximum permitted 15 feet for a proposed garage, in accordance with Petitioner's Exhibit 1, is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) Compliance with the recommendations made by the Department of Environmental Protection and Resource Management, in their Zoning Plans Advisory Committee comments dated June 14, 1996, attached hereto and made a part hereof.

ORDER RECEIVED FOR FILING
JUN 29 1996
6/29/96
BSP

3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RE ING
Date 6/27/96
By RP

CRITICAL AREA



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 6800 NORTH RIVER DR.
which is presently zoned DR 5.5

96-473-A

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.3 BCZR; TO PERMIT AN ACCESSORY STRUCTURE WITH A HEIGHT OF 21' IN LIEU OF THE ~~PERMITTED~~ 15'.
PERMITTED

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

ADHERING TO THIS 15 FT. HEIGHT REQUIREMENT WOULD LIMIT THE STORAGE LOFT HEAD ROOM TO 5 FT. AT THE PEAK OF THE ROOF RENDERING IT USELESS FOR STORAGE OF ALL BUT THE SMALLEST ITEMS AND ACCESS ONLY BY CRAWLING GARAGE WILL BE SET BACK FROM ROAD SAME DISTANCE AS NEIGHBOR'S GARAGE.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee

Legal Owner(s):

(Type or Print Name)

MARK CRAIG KAHLER
(Type or Print Name)

Signature

Signature

Address

FRANCIS LYNN KAHLER
(Type or Print Name)

City

State

Zipcode

Signature

Attorney for Petitioner

(Type or Print Name)

6800 NORTH RIVER DR. 335-3415
Address Phone No

Signature

BALTO. MD. 21220
City State Zipcode

Name, Address and phone number of representative to be contacted

Address

Phone No.

Name

City

State

Zipcode

Address

Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: Jim

DATE: 5-29-96

ESTIMATED POSTING DATE: 6-9-96

Printed with Soybean Ink
on Recycled Paper

MICROFILMED 474

ORDER RECEIVED FOR FILING

Date

by

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 6800 NORTH RIVER DR.
address
BALTO. MD. 21220
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (Indicate hardship or practical difficulty)

ADHERING TO THE 15 FT. HEIGHT REQUIREMENT
WOULD LIMIT THE STORAGE LOFT HEAD ROOM TO
5 FT. AT THE PEAK OF THE ROOF RENDERING IT
USELESS FOR STORAGE OF ALL BUT THE SMALLEST
ITEMS AND ACCESS BY CRAWLING.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

[Signature]
(signature)
MARK C. KAHLER
(type or print name)



[Signature]
(signature)
FRANCIS LYNNIE KAHLER
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25 day of May, 1996, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

MARK & FRANCES KAHLER

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

May 25 1996
date

[Signature]
NOTARY PUBLIC
1024 Eastern Ave

My Commission Expires:

MELINDA DIANE CONTI
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires March 1, 2000

96-473-A

ZONING DESCRIPTION FOR 6800 NORTH RIVER DR. BALTO. MD. 21220-1036

Beginning at a point on the north side of North River Dr. which is 26 feet wide at the distance of ~~13~~ feet east of the centerline of the nearest improved intersecting street Loyola Rd. which is 26 feet wide. Being Lot #'s 53, 54, 55, 56 in the subdivision of Harewood Park as recorded in Baltimore County Plat Book W.P.C.#07, Folio # 131, containing 20,000 Sq. Ft. Also known as 6800 North River Dr. and located in the 15th Election District, 5th Councilmanic District.

Doc 1 Pg 1 Ln 1" Pos 1"

474

RECEIVED

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

96-473-H

District 103d

Coronado

Posted for:

Mark & Frances Kehler

Petitioner:

6800 North River Drive

Location of property:

Facing road on property being zoned

Location of Sign:

Remarks:

W. Kehler
Signature

Posted by

Date of return:

6/14/96

Number of Signs: 1

MICROFILMED

Date of Posting 6/8/96

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

974 No. 219975

DATE 5-29-96 ACCOUNT RL 61-1150

AMOUNT \$ 85.00

RECEIVED FROM: John Kahler 6.800 North
Elmer

John Kahler 50.00 DR

FOR: John Kahler 35.20
85.00 85.00

MICROFILMED 0309.LND1.60MICRC
BA 0002121EMDS-29-96

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

96-473-A SC 47



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 474 Petitioner: MARK KAHLER

Location: 6800 NORTH RIVER DR. BALD., MD. 21220

PLEASE FORWARD ADVERTISING BILL TO:

NAME: _____

ADDRESS: SAME

PHONE NUMBER: 335-3415

MICROFILMED



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

June 6, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-473-A (Item 474)
6800 North River Drive
N/S North River Drive, 13' +/- E of c/l Loyola Road
15th Election District - 5th Councilmanic
Legal Owner(s): Mark Craig Kahler and Frances Lynne Kahler

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before June 9, 1996. The closing date (June 24, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director

cc: Mark and Frances Kahler

MICROFILMED





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

June 18, 1996

Mark and Frances Kahler
6800 North River Drive
Baltimore, MD 21220

RE: Item No.: 474
Case No.: 96-473-A
Petitioner: Mark Kahler, et ux

Dear Mr. and Mrs. Kahler:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on June 9, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, reading "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

MICROFILMED



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director June 14, 1996
Zoning Administration and
Development Management

FROM: Robert A. Wirth *RAW/rams*
DEPRM

SUBJECT: Zoning Item #474 - Kahler Property
6800 North River Drive
Zoning Advisory Committee Meeting of June 10, 1996

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Note: Received as B269574 and approved on 5/17/96.

RAW:SA:sp

c: Mark C. and Frances L. Kahler

KAHLER/DEPRM/TXTSBP

MICROFILMED



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

6-7-96

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 474 (JCM)


Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for 
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

MICROFILMED

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-325-2259 Statewide Toll Free

B A L T I M O R E C O U N T Y , M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
 Permits and Development
 Management

DATE: June 12, 1996

FROM: Pat Keller, Director
 Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item No. 467, 471, 472, 473, 474, 480, 482, 484, 485, 488, and 489

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

Jeffrey W. Long

Division Chief:

Carol L. Kerns

PK/JL

MICROFILM

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 06/11/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF JUNE 10, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 471, 472, 474, 475, 480 & 482.

MICROFILMED

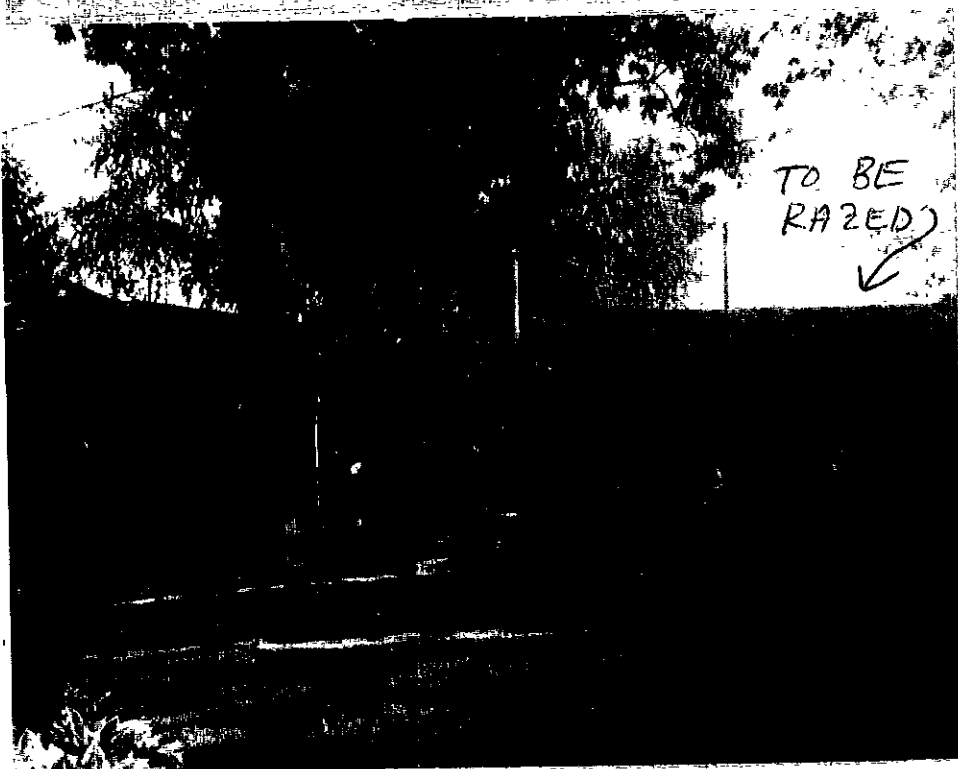
REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File





96-473-A



IN RE: PETITION FOR ADMIN. VARIANCE
N/S North River Road, 13' E of
the c/l of Loyola Road
(6800 North River Road)
15th Election District
5th Councilmanic District
Mark C. Kahler, et ux
Petitioners * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 6800 North River Road, located in the vicinity of Harewood Park Drive in Harewood Park. This property is located within the Chesapeake Bay Critical Areas and fronts on the Gunpowder River. The Petition was filed by the owners of the property, Mark C. and Frances L. Kahler. The Petitioners seek relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure height of 21 feet in lieu of the maximum permitted 15 feet for a proposed garage. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Inasmuch as this property is located within the Chesapeake Bay Critical Areas, any development on this site is subject to compliance with the recommendations made by the Department of Environmental Protection and Resource Management (DEPRM), pursuant to Section 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.). The relief granted herein shall be conditioned upon Petitioner's compliance with said findings.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 27th day of June, 1996 that the Petition for Administrative Variance seeking relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure height of 21 feet in lieu of the maximum permitted 15 feet for a proposed garage, in accordance with Petitioner's Exhibit 1, is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) Compliance with the recommendations made by the Department of Environmental Protection and Resource Management, in their Zoning Plans Advisory Committee comments dated June 14, 1996, attached hereto and made a part hereof.

- 2 -

3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjjs

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

June 27, 1996

(410) 887-4386

Mr. & Mrs. Mark C. Kahler
6800 North River Drive
Baltimore, Maryland 21220

RE: PETITION FOR ADMINISTRATIVE VARIANCE
N/S North River Road, 13' E of the c/l of Loyola Road
(6800 North River Road)
15th Election District - 5th Councilmanic District
Mark C. Kahler, et ux - Petitioners
Case No. 96-473-A

Dear Mr. & Mrs. Kahler:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management Office at 887-3391.

Very truly yours,

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjjs

cc: Chesapeake Bay Critical Areas Commission
45 Calvert Street, 2nd Floor, Annapolis, Md. 21401

DEPRM; People's Counsel

File

Printed with Soy-based Ink
on Recycled Paper

Petition for Administrative Variance
to the Zoning Commissioner of Baltimore County

for the property located at 6800 NORTH RIVER DR.
which is presently zoned DRS-5

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owners of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 400.3 B.C.Z.R. TO PERMIT AN ACCESSORY STRUCTURE WITH A HEIGHT OF 21' IN LIEU OF THE 15'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County for the following reasons: (Indicate hardship or practical difficulty)
ADHERING TO THE 15 FT. HEIGHT REQUIREMENT WOULD LIMIT THE GARAGE LOT HAVING BEEN TO 5 FT. AT THE REAR OF THE LOT. BECAUSE IT WOULD BE FOR STORAGE OF ALL BUT THE SMALLEST OF ITEMS AND ACCESS ONLY BY A NARROW GARAGE WILL BE NOT ONLY FROM ROAD GIVE DISTANCE AS BEING IN CONVIENIENCE.
Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Use on property before and after, under the parties of party that are and the legal owners of the property which is the subject of this Petition.
Legal Owner:
Signature: MARK ERIC KAHLER
Address: FRANCES L. KAHLER
City: Baltimore
State: MD
Zip: 21220
Signature: Frances Lynne Kahler
Address: 6800 NORTH RIVER DR 315-3415
City: BALTO MD 21220
State: MD
Zip: 21220
Signature: MARK KAHLER
Address: SAME
City: Baltimore
State: MD
Zip: 21206

Affidavit in support of
Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:
That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does so presently reside at 6800 NORTH RIVER DR.
Signature: MARK KAHLER
City: BALTO
State: MD
Zip: 21220

That based upon personal knowledge, the following are the facts upon which I/we have the request for an Administrative Variance at the above address: (Indicate hardship or practical difficulty)
-ADHERING TO THE 15 FT. HEIGHT REQUIREMENT WOULD LIMIT THE GARAGE LOT HAVING BEEN TO 5 FT. AT THE REAR OF THE LOT. BECAUSE IT WOULD BE FOR STORAGE OF ALL BUT THE SMALLEST OF ITEMS AND ACCESS ONLY BY A NARROW GARAGE WILL BE NOT ONLY FROM ROAD GIVE DISTANCE AS BEING IN CONVIENIENCE.
I, or we, agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature: MARK KAHLER
Address: FRANCES L. KAHLER
City: BALTO
State: MD
Zip: 21220

I HEREBY CERTIFY, this 26th day of June, 1996, before me, a Notary Public of the State of Maryland, in and to the County aforesaid, personally appeared
MARK C. & FRANCES KAHLER
the Affiant(s) herein, personally known to me and who are duly qualified to make such statements, and make such statements in due form to me, that the matters and facts hereinabove set forth are true and correct to the best of their knowledge and belief.

AS WITNESS my hand and Notarial Seal
May 26, 1996
Notary Public
My Commission Expires

MELINDA DIANE CONTI
NOTARY PUBLIC, STATE OF MARYLAND
My Commission Expires March 1, 2000

ZONING DESCRIPTION FOR 6800 NORTH RIVER DR., BALTO, MD. 21220-1036

Beginning at a point on the north side of North River Dr. which is 26 feet wide at the distance of 13 feet east of the centerline of the nearest improved intersecting street Loyola Rd. which is 26 feet wide. Reing Lot H's S2, S4, S5, S6 in the subdivision of Harewood Park as recorded in Baltimore County Plat Book W.D.C. 487, Folio # 131, containing 28,888 sq. ft. Also known as 6800 North River Dr. and located in the 15th Election District, 5th Councilmanic District.

Doc 1 by 1 in 1" Pos 1"

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15th Date of Posting: 6/27/96
Posted for: Decision
Petitioner: Mark & Frances Kahler
Location of property: 6800 North River Drive
Location of Sign: 15th Election District, 5th Councilmanic District
Remarks:
Posted by: Signature Date of return: 6/27/96
Number of Signs: 1

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE: 6-27-96 ACCOUNT: 1000000000
AMOUNT: \$ 25.00
RECEIVED FROM: 6800 NORTH RIVER DRIVE
FOR: 6800 NORTH RIVER DRIVE
VALIDATION OR SIGNATURE OF CASHIER
96-473-A 15C



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 474 Petitioner: MARK KAHLER

Location: 6800 North River Dr. Baltimore, MD 21220

PLEASE FORWARD ADVERTISING BILL TO:

NAME: SAME

ADDRESS: 335-3415

PHONE NUMBER: 335-3415



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

June 6, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-473-A (Item 474)
6800 North River Drive
N/8 North River Drive, 13 1/2' E of c/l Loyola Road
15th Election District - 5th Councilmanic
Legal Owner(s): Mark Craig Kahler and Frances Lynne Kahler

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before June 9, 1996. The closing date (June 24, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director

cc: Mark and Frances Kahler



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

June 18, 1996

Mark and Frances Kahler
6800 North River Drive
Baltimore, MD 21220

RE: Item No.: 474
Case No.: 96-473-A
Petitioner: Mark Kahler, et ux

Dear Mr. and Mrs. Kahler:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on June 9, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Subanks in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management

June 14, 1996

FROM: Robert A. Wirth
DEPRM

SUBJECT: Zoning Item #474 - Kahler Property
6800 North River Drive
Zoning Advisory Committee Meeting of June 10, 1996

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Note: Received as B269574 and approved on 5/17/96.

RAW:SA:sp

c: Mark C. and Frances L. Kahler

KAHLER/DEPRM/TXTSBP



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 474 (32M)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for Bob Small
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: June 12, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item No. 467, 471, 472, 473, 474, 480, 482, 484, 485, 488, and 489

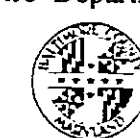
If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by: Jeffrey W. Long
Division Chief: Carol L. Kiser

PK/JL

ITEM467/PZONE/ZAC1

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410)887-4880

DATE: 06/11/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF JUNE 10, 1996.

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time. IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 471, 472, 474, 475, 480 & 482.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

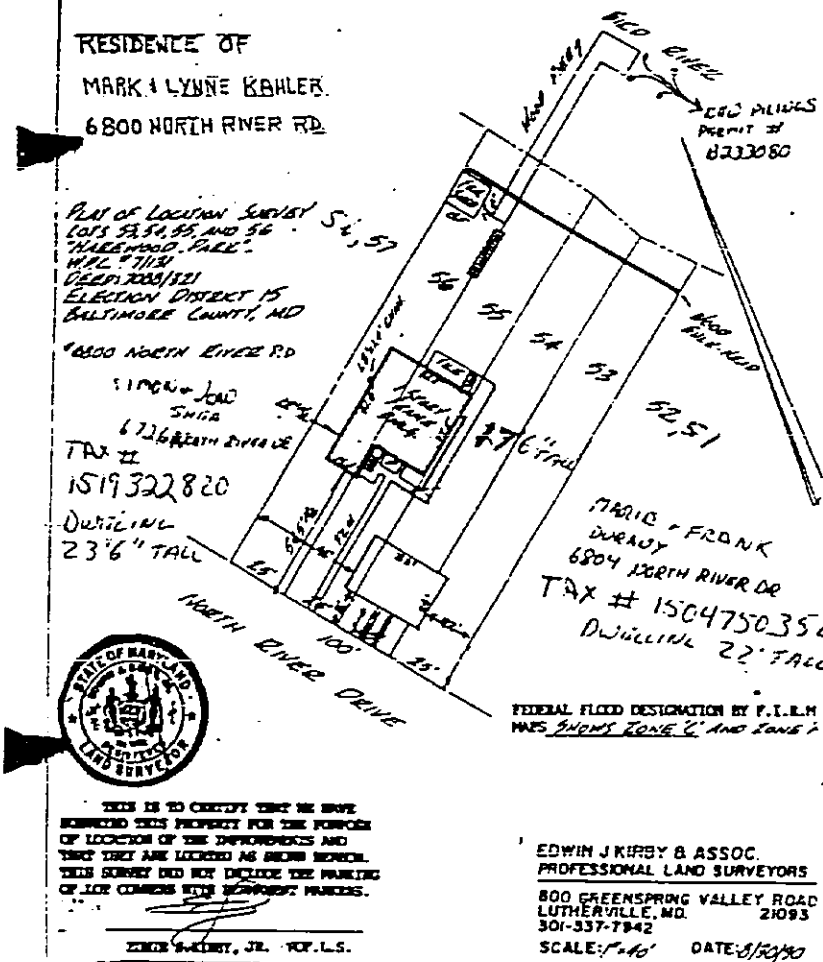
cc: File

Printed with Soybean Ink
on Recycled Paper

Plat to accompany Petition for Zoning Variance Special Hearing

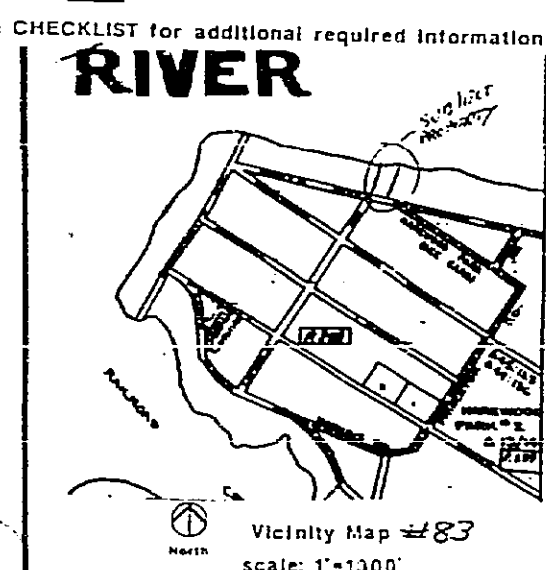
PROPERTY ADDRESS: 6800 NORTH RIVER DR.
Subdivision name: HARE WOOD PARK
1st block 02, Johns 13L, 1st 2224355000
7th 1561007621

OWNER: DIANE C. & FRANCES L. KAHLER 96-473-A



North
date: 5-22-96
prepared by: H.E.R.

Scale of Drawing: 1" = 30'



LOCATION INFORMATION

Election District: 15TH

Councilmanic District: 5TH

1"=200 scale map: U.E. 8-L

Zoning: DR 5-2

Lot size: 46 20,000 SQFT

acreage

SEWER: ☒ YES

WATER: ☒ YES

Chesapeake Bay Critical Area: ☒ YES

Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

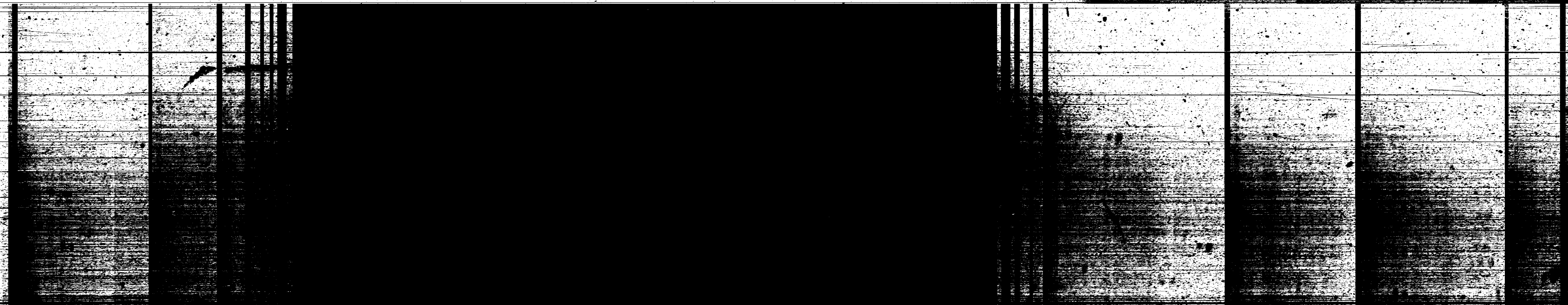
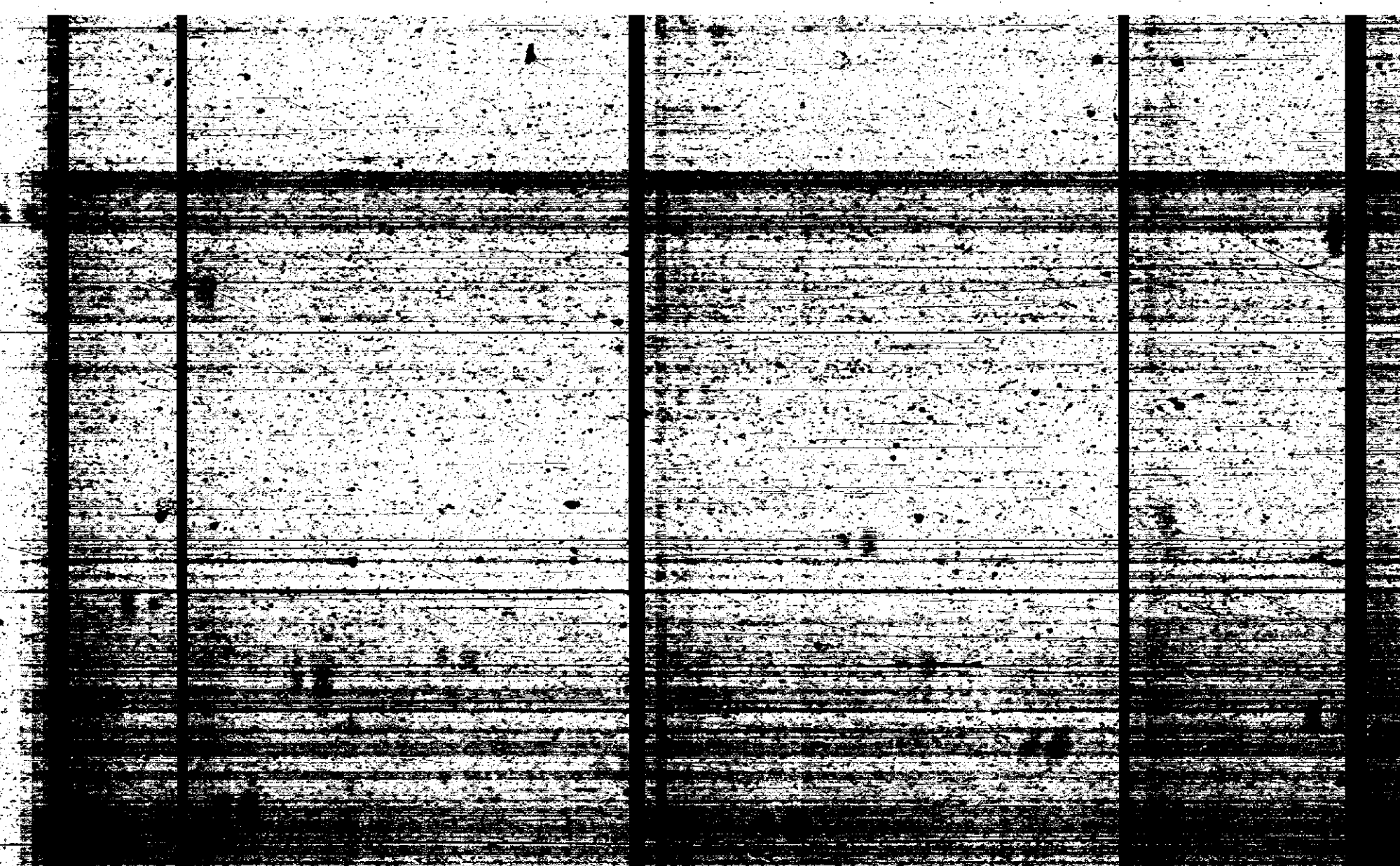
reviewed by: ITEM #: CASE#:

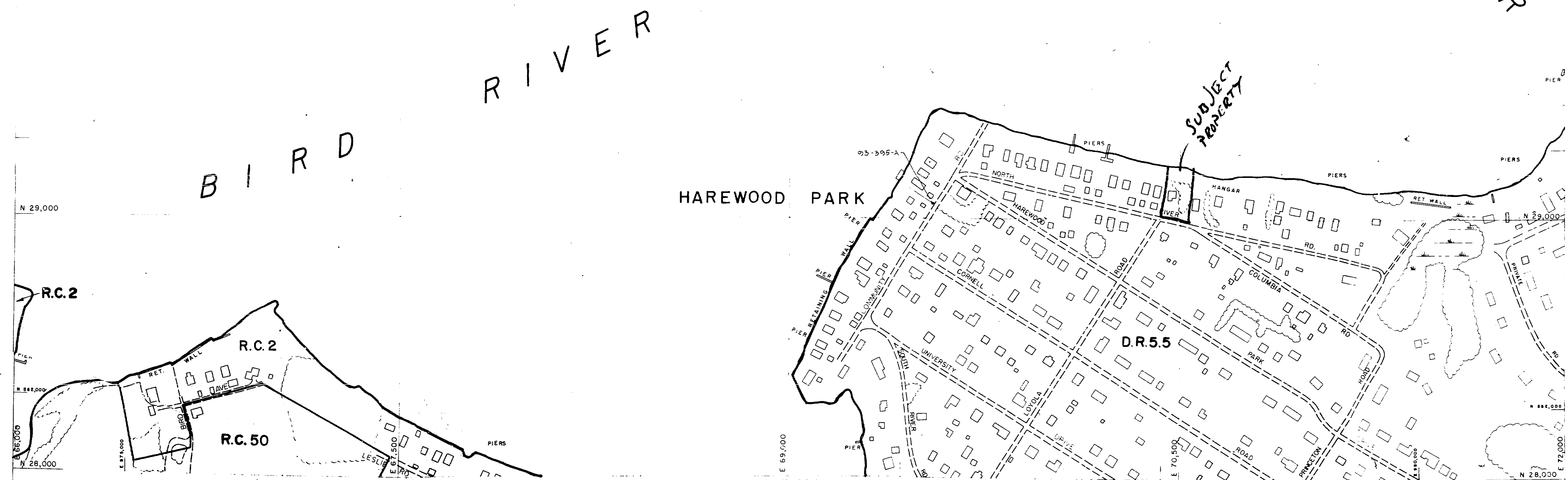
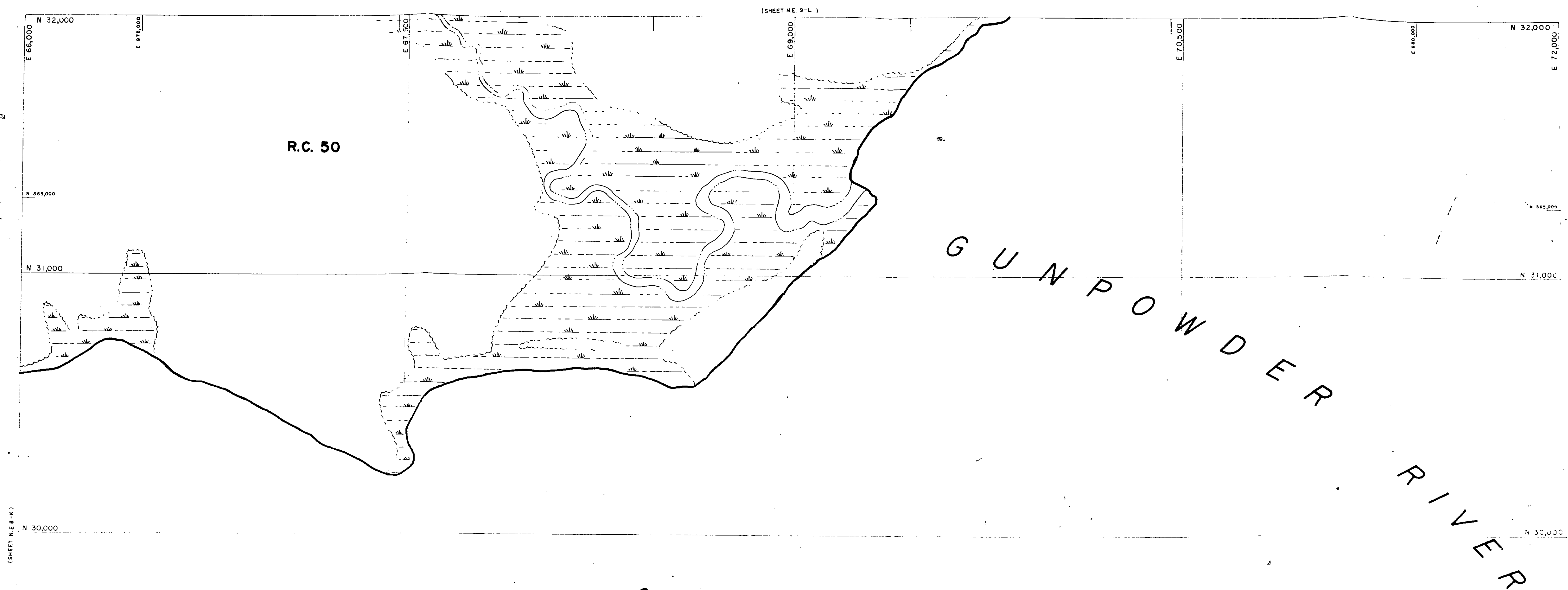
SLM 474

96-473-A



96-473-A





MM - SW
MM - NW

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

1988 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 13, 1988
Bill Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88
[Signature]
Chairman, County Council

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

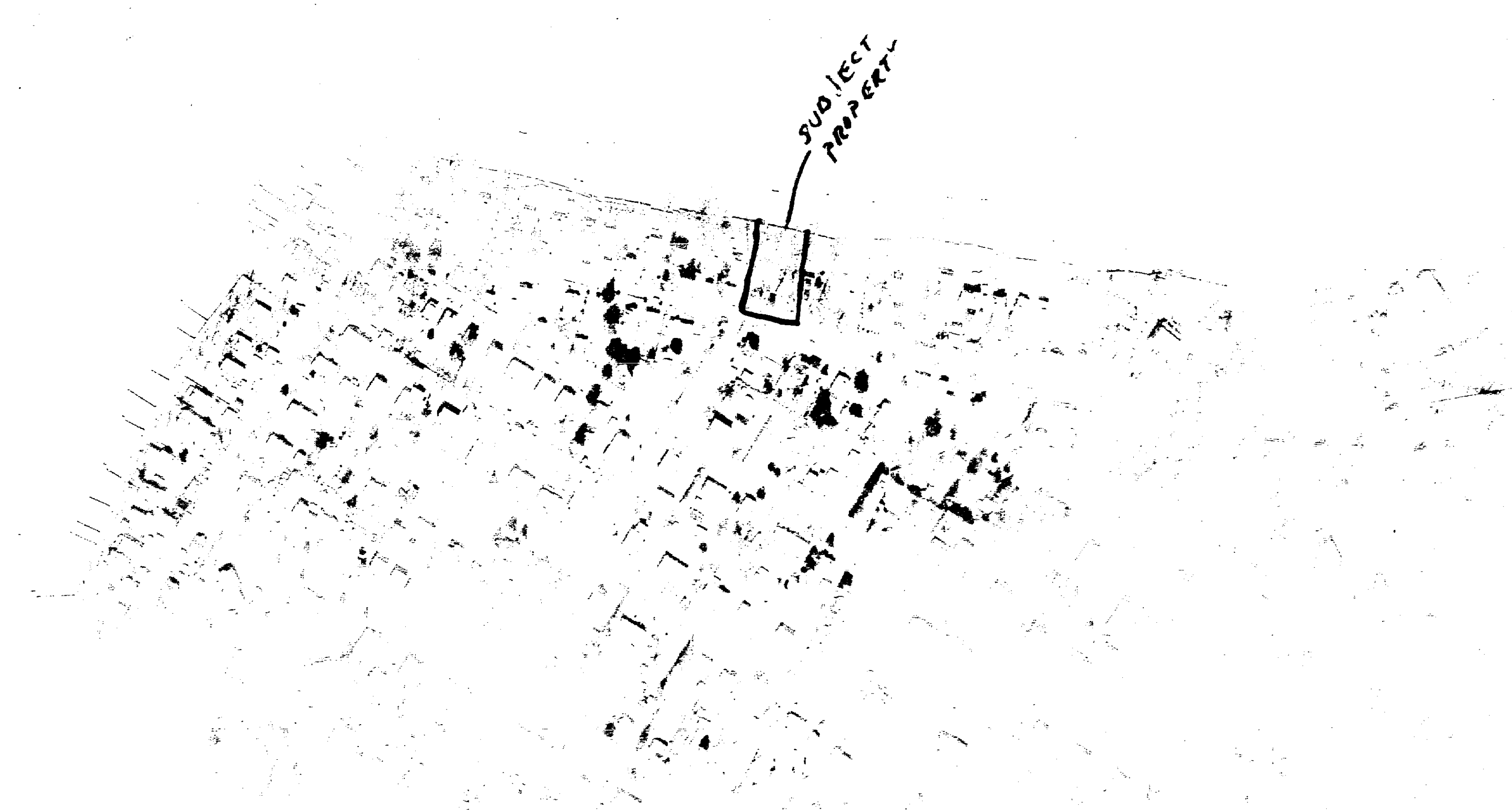
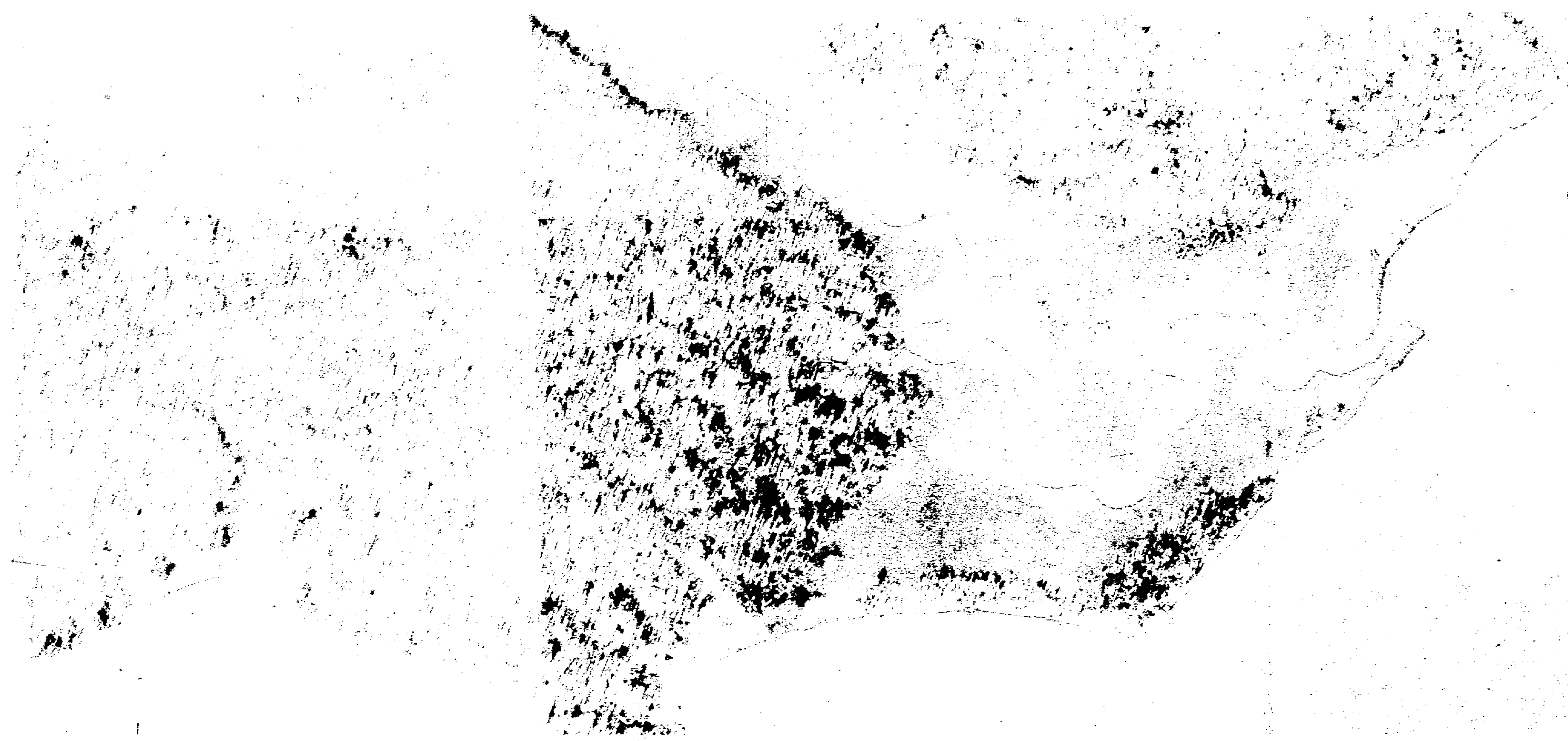
1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
Bill Nos. 183-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92
[Signature]
Chairman, County Council

SCALE 1" = 200' ±	LOCATION HAREWOOD PARK	SHEET N E. 8 - L
DATE OF PHOTOGRAPHY JANUARY 1986		

KAHLER
6800 NORTH RIVER DR.
BALTO. MD. 21220

96-473-A

96-473-A



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

KANLER
6900 N. RIVER DR
BALTO. D. 21226

SCALE
1" = 200'
DATE
OF
PHOTOGRAPHY
JANUARY
1966

LOCATION
HAREWOOD PARK

SHEET
N E
8-L

THIS MAP IS A PHOTOGRAPHIC MAP
CONTAINED IN 96-473-A